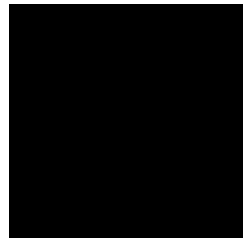
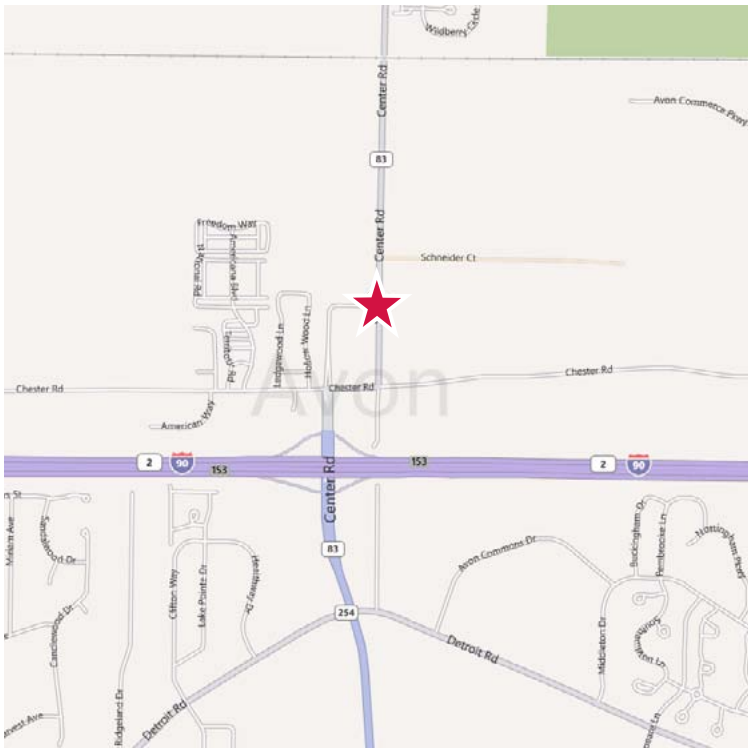


Center Road (SR 83) Available Retail Land

Avon, Ohio



Property Features

- Available Parcel: 1.16 ± Acres
- Available Parcel: 6.05 ± Acres Divisible
- Both Parcels are For Sale, Bid-to-suit or Ground Lease
- Pad Sites with Signalized Access
- Zoned: Retail
- Across from Avon Crossing - Anchored by JcPenny & Lowe's

Located in the regional retail corridor that serves Avon, Avon Lake, Westlake, Bay Village and Rocky River. Avon is one of the fastest growing suburbs in the state of Ohio.



Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

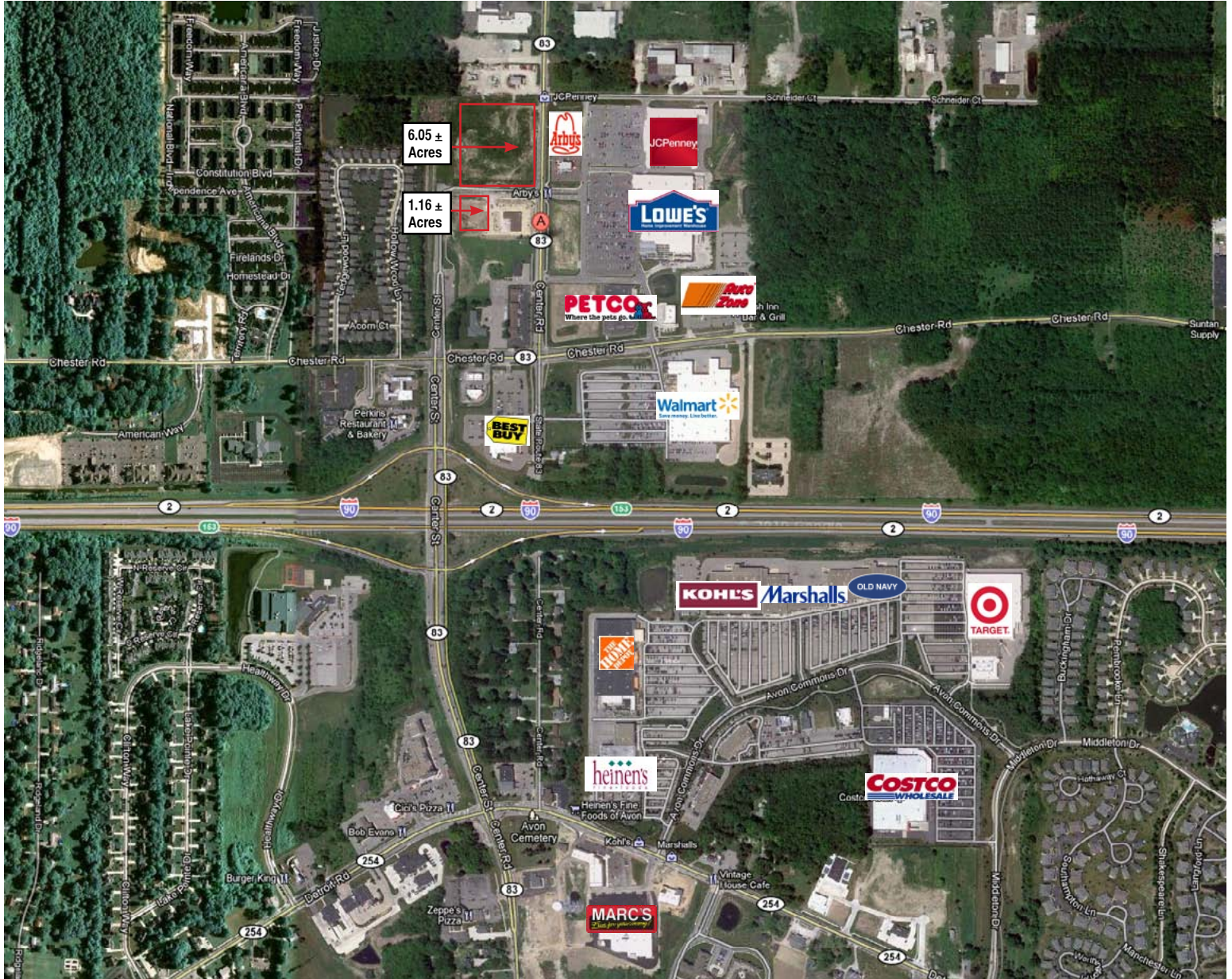
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information

Chris Seelig, Director of Retail Services
p 216 455 0926 | f 216 831 9869
cseelig@naidaus.com | www.naidaus.com

Center Road (SR 83) Available Retail Land

Avon, Ohio



Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information

Chris Seelig, Director of Retail Services
p 216 455 0926 | f 216 831 9869
cseelig@naidaus.com | www.naidaus.com

Center Road (SR 83)

Available Retail Land

Avon, Ohio

Latitude: 41.469
Longitude: -82.01966

1400 Center Rd, Avon, OH, 44011
Ring: 3, 5, 7 Miles

	3 miles radius	5 miles radius	7 miles radius
2010 Population			
Total Population	35,483	89,999	177,677
Male Population	48.5%	48.2%	48.3%
Female Population	51.5%	51.8%	51.7%
Median Age	40.8	41.3	41.2
2010 Income			
Median HH Income	\$79,455	\$75,630	\$66,457
Per Capita Income	\$36,241	\$36,447	\$32,157
Average HH Income	\$97,418	\$95,091	\$83,067
2010 Households			
Total Households	13,151	34,284	68,405
Average Household Size	2.67	2.58	2.56
2010 Housing			
Owner Occupied Housing Units	79.0%	74.2%	73.3%
Renter Occupied Housing Units	14.2%	18.0%	19.1%
Vacant Housing Units	6.9%	7.8%	7.5%
Population			
1990 Population	19,789	64,406	155,600
2000 Population	25,689	76,327	164,812
2010 Population	35,483	89,999	177,677
2015 Population	39,200	94,972	182,326
1990-2000 Annual Rate	2.64%	1.71%	0.58%
2000-2010 Annual Rate	3.2%	1.62%	0.74%
2010-2015 Annual Rate	2.01%	1.08%	0.52%

In the identified market area, the current year population is 177,677. In 2000, the Census count in the market area was 164,812. The rate of change since 2000 was 0.74 percent annually. The five-year projection for the population in the market area is 182,326, representing a change of 0.52 percent annually from 2010 to 2015. Currently, the population is 48.3 percent male and 51.7 percent female.

Households			
1990 Households	6,857	22,710	55,069
2000 Households	9,350	28,722	62,585
2010 Households	13,151	34,284	68,405
2015 Households	14,601	36,278	70,401
1990-2000 Annual Rate	3.15%	2.38%	1.29%
2000-2010 Annual Rate	3.38%	1.74%	0.87%
2010-2015 Annual Rate	2.11%	1.14%	0.58%

The household count in this market area has changed from 62,585 in 2000 to 68,405 in the current year, a change of 0.87 percent annually. The five-year projection of households is 70,401, a change of 0.58 percent annually from the current year total. Average household size is currently 2.56, compared to 2.60 in the year 2000. The number of families in the current year is 48,931 in the market area.

Housing

Currently, 73.3 percent of the 73,964 housing units in the market area are owner occupied; 19.1 percent, renter occupied; and 7.5 percent are vacant. In 2000, there were 65,361 housing units - 77.4 percent owner occupied, 18.3 percent renter occupied and 4.3 percent vacant. The rate of change in housing units since 2000 is 1.21 percent. Median home value in the market area is \$143,179, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 0.61 percent annually to \$147,586. From 2000 to the current year, median home value changed by 0.35 percent annually.



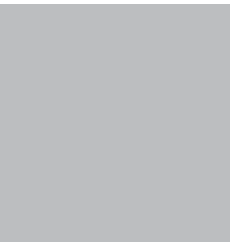
Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

Contact Information

Chris Seelig, Director of Retail Services
p 216 455 0926 | f 216 831 9869
cseelig@naidaus.com | www.naidaus.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Center Road (SR 83) Available Retail Land Avon, Ohio



1400 Center Rd, Avon, OH, 44011
Ring: 3, 5, 7 Miles

Latitude: 41.469
Longitude: -82.01966

	3 miles radius	5 miles radius	7 miles radius
Median Household Income			
1990 Median HH Income	\$43,679	\$43,727	\$39,735
2000 Median HH Income	\$65,960	\$62,378	\$55,067
2010 Median HH Income	\$79,455	\$75,630	\$66,457
2015 Median HH Income	\$88,419	\$83,579	\$75,146
1990-2000 Annual Rate	4.21%	3.62%	3.32%
2000-2010 Annual Rate	1.83%	1.9%	1.85%
2010-2015 Annual Rate	2.16%	2.02%	2.49%
Per Capita Income			
1990 Per Capita Income	\$17,254	\$18,644	\$16,765
2000 Per Capita Income	\$30,329	\$30,593	\$26,877
2010 Per Capita Income	\$36,241	\$36,447	\$32,157
2015 Per Capita Income	\$39,606	\$40,244	\$35,725
1990-2000 Annual Rate	5.8%	5.08%	4.83%
2000-2010 Annual Rate	1.75%	1.72%	1.77%
2010-2015 Annual Rate	1.79%	2%	2.13%
Average Household Income			
1990 Average Household Income	\$49,642	\$52,425	\$47,058
2000 Average Household Income	\$82,092	\$80,862	\$70,384
2010 Average HH Income	\$97,418	\$95,091	\$83,067
2015 Average HH Income	\$106,013	\$104,720	\$92,003
1990-2000 Annual Rate	5.16%	4.43%	4.11%
2000-2010 Annual Rate	1.68%	1.59%	1.63%
2010-2015 Annual Rate	1.71%	1.95%	2.06%

Households by Income

Current median household income is \$66,457 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$75,146 in five years. In 2000, median household income was \$55,067, compared to \$39,735 in 1990.

Current average household income is \$83,067 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$92,003 in five years. In 2000, average household income was \$70,384, compared to \$47,058 in 1990.

Current per capita income is \$32,157 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$35,725 in five years. In 2000, the per capita income was \$26,877, compared to \$16,765 in 1990.

Population by Employment

Currently, 91.4 percent of the civilian labor force in the identified market area is employed and 8.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.0 percent of the civilian labor force, and unemployment will be 7.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 67.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 67.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 18.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)



Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

Contact Information

Chris Seelig, Director of Retail Services
p 216 455 0926 | f 216 831 9869
cseelig@naidaus.com | www.naidaus.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.